



### 80 Delany Avenue Bright VIC

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Discover the character & appeal of 80 Delany Avenue, Bright - a prime property in Bright's iconic Delany Avenue. This 3-bedroom, 1-bathroom house is sitting on a substantial block of some 1014m<sup>2</sup>, presenting a rare opportunity in this sought-after location for either a family home with space, or future development.

Situated in the heart of the prestigious Delany Avenue, this property boasts an enviable location surrounded by established trees, offering a sense of tranquillity and privacy.

With the potential for subdivision (STCA), the large flat block provides an exciting canvas for those looking to maximize its value by keeping the existing dwelling and building to the rear, or with the removal of the existing house, maybe consider an even higher density

**Price** : \$979,000  
**Land Size** : 1014 sqm  
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/house/7856314>



**The Sales Team**  
**03 5755 1307**



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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